FORM D



UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

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138	600	TO

OMB APPROVAL						
OMB Num		3235-0076				
Expires:	Apri	30,2008				
Expires: April 30,2008 Estimated average burden						
hours per response 16.00						

SEC	USE ONLY					
Prefix	Serial					
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DATE RECEIVED						
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			/ KN
Name of Offering (check if this is an amendment and name has changed, an	d indicate change.)		CFIV.
Old Second Realty, LLC - Series A Preferred Units			_{_/
	le 506 📋 Section 4(6)	ULOE	JAN 1 7
Type of Filing: New Filing Amendment			The state of the s
A. BASIC IDENTIFIC	CATION DATA		F31
1. Enter the information requested about the issuer			(F) 105
Name of Issuer (check if this is an amendment and name has changed, and in	ndicate change.)		
Old Second Realty, LLC			V
Address of Executive Offices (Number and Street,	City, State, Zip Code)	Telephone Numb	er (Including Area Code)
37 South River Street Aurora, IL	60506-4172	(630) 892-0202	
· · · · · · · · · · · · · · · · · · ·	City, State, Zip Code)	Telephone Num	ber (Including Area Code)
(if different from Executive Offices)		PR	OCESSED
Brief Description of Business		IJ	
Real estate investment trust		N	JAN 1 9 20 07
Type of Business Organization		\	
corporation limited partnership, already formed	other (p	lease specify):	THOMSON
business trust limited partnership, to be formed	limited liab	ility company	FINANCIAL
Month Year			
Actual or Estimated Date of Incorporation or Organization: 09 06		nated	
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service			
CN for Canada; FN for other for	ign jurisdiction)	DE	

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

- ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

1 of 9

A. BASIC IDENTIFICATION DATA	
2. Enter the information requested for the following:	
 Each promoter of the issuer, if the issuer has been organized within the past five years; 	
• Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of	f a class of equity securities of the issuer.
Each executive officer and director of corporate issuers and of corporate general and managing partners of	partnership issuers; and
Each general and managing partner of partnership issuers.	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director	General and/or Managing Partner
REIT Funding, LLC	
Full Name (Last name first, if individual)	
1175 Peachtree St., NE, Suite 2120, Atlanta, GA 30361	
Business or Residence Address (Number and Street, City, State, Zip Code)	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director	General and/or
Old Second Management, LLC	Managing Partner
Full Name (Last name first, if individual)	
3993 Howard Hughes Parkway, Suite 250, Las Vegas, NV 89169-6754	
Business or Residence Address (Number and Street, City, State, Zip Code)	 -
Check Box(es) that Apply: Promoter Beneficial Owner Z Executive Officer Director	General and/or Managing Partner
Sloan, Rod	
Full Name (Last name first, if individual)	
37 South River Street, Aurora, IL 60506-4172	
Business or Residence Address (Number and Street, City, State, Zip Code)	
Charle David Andrew D. David Andrew D. David Company D. D	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director	General and/or Managing Partner
Hodgson, Robin	
Full Name (Last name first, if individual)	
37 South River Street, Aurora, IL 60506-4172	
Business or Residence Address (Number and Street, City, State, Zip Code)	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director	General and/or
Hopp, Dana	Managing Partner
Full Name (Last name first, if individual)	
37 South River Street, Aurora, IL 60506-4172	
Business or Residence Address (Number and Street, City, State, Zip Code)	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director	General and/or
King Wilson, Mary	Managing Partner
Full Name (Last name first, if individual)	
37 South River Street, Aurora, IL 60506-4172	
Business or Residence Address (Number and Street, City, State, Zip Code)	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director	General and/or Managing Partner
Full Name (Last name first, if individual)	
,	
Business or Residence Address (Number and Street, City, State, Zip Code)	

	•				В. П	NFORMAT	ION ABOU	T OFFERI	NG				
1.	Une the	iccuer col	d or does t	ha iccuar i	stand to ca	ll to non a	coredited i	nuestors in	thic offeri	na?		Yes	No
1.	Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?							******************		X			
2.								\$ 1,0	00.00				
						•	•					Yes	No
3.	Does th	e offering	permit join	t ownershi	p of a sing	le unit?		*******		•••••	•••••		
4.	commis If a pers or states	sion or sim on to be lis s, list the na	ilar remune ted is an ass	ration for s sociated pe proker or de	olicitation rson or age aler. If mo	of purchase int of a brok ore than five	ers in conne er or deale e (5) person	ection with r registered as to be list	sales of sec I with the S ed are asso	curities in t EC and/or	irectly, any he offering. with a state ons of such		
	l Name (l kL Equitie		first, if ind	ividual)									
			Address (N	lumber and	1 Street, Ci	ty, State, Z	(ip Code)						
			uite 2120,			=	,,						
Na	me of Ass	sociated B	roker or De	aler									
Sta	tes in Wh	ich Persor	Listed Ha	s Solicited	or Intends	to Solicit	Purchasers						
			s" or check									☐ Al	l States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC	EX	GA.	HI	ID
	IL	[IN]	IA	(KS)	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT RI	NE SC		NH	(N)	NM	NY	NC	ND	OH WV	(OK)	OR	PA
	KI	(SC)	(SD)	TÀN	TX	UT	VT	₩A]	WA	[W V]	WI	WY	PR
Ful	l Name (Last name	first, if ind	ividual)			•						
Ru	siness or	Residence	: Address (i	Number an	d Street, C	ity. State. 2	Zin Code)				· · · · · · · · · · · · · · · · · · ·		
							- ,,						
Na	me of Ass	sociated B	roker or De	aler									
Sta	tes in Wh	ich Persor	Listed Ha	s Solicited	or Intends	to Solicit	Purchasers						_
	(Check	"All State:	s" or check	individual	States)							[] Al	l States
		الغا	[7]	[AD]		ദേരി	CT	[DE]	DC	FL			(m)
	AL IL	AK IN	[AZ]	AR KS	CA KY	CO LA	CT ME	DE MD	MA	MI	GA MN	HI MS	ID MO
	MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK.	OR	PA
	RI	SC	SD	TN	TX	UT	VT	VA	ŴΑ	[WV]	WI	WY	PR
Ful	l Name (Last name	first, if ind	ividual)									
		Desidence	4440	M	104	l'a Basa l	7' (2 1)						
Bu	siness or	Residence	: Address (1	Number an	a Street, C	illy, State, A	cip Code)						
Na	me of Ass	sociated B	roker or De	aler									
Sta	tes in Wh	ich Persor	Listed Ha	s Solicited	or Intends	to Solicit	Purchasers	·					
	(Check "All States" or check individual States)									l States			
	AL	AK	AZ	AR	[CA]	CO	CT	DE	DĈ	FL	GA	HI	ID
	IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT RI	NE SC	NV)	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK]	OR WY	PA PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	s	s
	Equity	\$ 125,000.00	\$_125,000.00
	Common Preferred		
	Convertible Securities (including warrants)	S	\$
	Partnership Interests		
	Other (Specify)		· · · · · · · · · · · · · · · · · · ·
	Total		
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Aggregate Dollar Amount
		Investors	of Purchases
	Accredited Investors	125	\$ 125,000.00
	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		s 125,000.00
	Answer also in Appendix, Column 4, if filing under ULOE.		` <u> </u>
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$
	Total		\$ 0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs		\$
	Legal Fees		\$
	Accounting Fees		\$
	Engineering Fees	_	\$
	Sales Commissions (specify finders' fees separately)		§ 6,250.00
	Other Expenses (identify) consulting fee		\$ 21,250.00
	Total		07.500.00

	. C. OFFERING PRICE, NUMBER	R OF INVESTORS, EXPENSES AND USE OF P	ROCEEDS	
	b. Enter the difference between the aggregate offering and total expenses furnished in response to Part C — Que proceeds to the issuer."	estion 4.a. This difference is the "adjusted gross		\$
5.	Indicate below the amount of the adjusted gross procee each of the purposes shown. If the amount for any po- check the box to the left of the estimate. The total of the proceeds to the issuer set forth in response to Part C	ourpose is not known, furnish an estimate and e payments listed must equal the adjusted gross		
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees] \$	<u> </u>
	Purchase of real estate]\$	\$
	Purchase, rental or leasing and installation of machin and equipment	nery]\$	\$
	Construction or leasing of plant buildings and faciliti	_		
	Acquisition of other businesses (including the value offering that may be used in exchange for the assets of issuer pursuant to a merger)	or securities of another	٦\$	□\$
	Repayment of indebtedness	_		_
	Working capital			
	Other (specify):			
		L		∟
			 \$	s
	Column Totals	<u></u>	\$ <u></u> \$	☑ \$ 97,500.00
	Total Payments Listed (column totals added)	_		7,500.00
		D. FEDERAL SIGNATURE		·
sig	e issuer has duly caused this notice to be signed by the und nature constitutes an undertaking by the issuer to furnish information furnished by the issuer to any non-accredi	sh to the U.S. Securities and Exchange Commiss	sion, upon writte	
Íssi	uer (Print or Type)		Date	
OI	d Second Realty, LLC	Rakin Stadgen	1-8-	07
Na	me of Signer (Print or Type)	itle of Signer (Print or Type,)		
Ŕ	PABIN HODGSON	VP/Corp Lug		
				•

- ATTENTION -

	. E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification	Yes	No
	See Appendix, Column 5, for state response.		X

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	Date
Old Second Realty, LLC	Rabin Hodgen	1-8,07
Name (Print or Type)	Title (Print or Type)	
ROBIN HODGSON	VP Crep. Sing	

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

	•			Al	PPENDIX					
1	Intend to non-a investor	2 If to sell accredited is in State	Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pur	investor and rchased in State C-Item 2)	·	5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No	Series A Preferred Units	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
AL										
AK										
ΑZ										
AR										
CA										
СО	-									
СТ										
DE										
DC										
FL		×	125,000	9	\$9,000.00				×	
GA		×	125,000	97	\$97,000.00				x	
HI										
ID										
IL										
IN										
IA							_			
KS										
KY										
LA										
ME										
MD		×	125,000	3	\$3,000.00				×	
MA										
MI										
MN						· · · · · · · · · · · · · · · · · · ·	-			
MS										

APPENDIX 1 2 3 4 Disqualification Type of security under State ULOE Intend to sell and aggregate (if yes, attach to non-accredited Type of investor and explanation of offering price investors in State offered in state amount purchased in State waiver granted) (Part B-Item 1) (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Series A Accredited Non-Accredited **Preferred Units** Yes No Yes No **Investors Investors** State Amount Amount MO MT NE NV NH NJ NM NY NC ND OH 125,000 X 2 \$2,000.00 OK X OR 125,000 \$1,000.00 × PA X 1 RI SC SD 125,000 TN X X 5 \$5,000.00 125,000 5 TX × × \$5,000.00 UT VT 125,000 VA 3 × X \$3,000.00 WA WV WI

				APP	ENDIX				
1		2	3		4				
	to non-a	i to sell accredited as in State 3-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				ate ULOE, attach ation of granted) -Item 1)
State	Yes	No	Series A Preferred Units	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
WY									
PR									

Form U-2

Form U-2 Uniform Consent to Service of Process

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Old Second Realty, LLC, a limited liability company organized under the laws of Delaware, for purposes of complying with the laws of the States indicated hereunder relating to either the registration or sale of securities, hereby irrevocably appoints the officers of the States so designated hereunder and their successors in such offices, its attorney in those States so designated upon whom may be served any notice, process or pleading in any action or proceeding against it arising out of, or in connection with, the sale of securities or out of violation of the aforesaid laws of the States so designated; and the undersigned does hereby consent that any such action or proceeding against it may be commenced in any court of competent jurisdiction and proper venue within the States so designated hercunder by service of process upon the officers so designated with the same effect as if the undersigned was organized or created under the laws of that State and have been served lawfully with process in that State.

It is requested that a copy of any notice, process or pleading served hereunder be mailed to:

Ms. Robin Hodgson Secretary Old Second Realty, LLC 37 South River Street Aurora, Illinois 60506

Place an "X" before the names of all the States for which the person executing this form is appointing the designated Officer of each State as its attorney in that State for receipt of service of process:

AL	Secretary of State	GUAM	Administrator, Department of Revenue and Taxation
AK	Administrator	H1	Commissioner of Securities
AR	Commissioner of Securities Department	IA	Administrator
AZ	The Corporation Commission	ID	Administrator
CA	Commissioner of Corporations	IL	Secretary of State
co	Securities Commissioner	IN	Secretary of State
Ст	Banking Commissioner of Department of Banking	KS	Securities Administrator
DC	Department of Insurance & Securities Regulation	KY	Commissioner of Department of Financial Institutions
DE	Securities Commissioner	LA	Commissioner of Securities
FL	Dept. of Banking and Finance	MA	Secretary of State
<u>√</u> GA	Commissioner of Securities	<u>V</u> MD	Securities Commissioner of the Division of Securities

ме	Administrator, Securities Division	OR	Director of Department of Consumer and Business Services
MI	Commissioner, Office of Financial and Insurance Services	PA	Pennsylvania does not require filing of a Consent to Service of Process
MN	Commissioner of Commerce	PR	Commissioner of Financial Institutions
мо	Securities Commissioner	RJ	Director of Business Regulation
MS	Secretary of State	sc	Securities Commissioner
MT	Securities Commissioner	\$D	Director of the Division of Securities
NC	Secretary of State	<u>√</u> TN	Commissioner of Commerce and Insurance
ND	Securities Commissioner	<u>√</u> тх	Securities Commissioner
NE	Director of the Department of Banking and Finance	UT	Director, Division of Securities
NН	Secretary of State	<u>√</u> va	Clerk, State Corporation Commission
NJ	Chief of Bureau of Securities in the Division of Consumer Affairs of the Department of Law and Public Safety	VT	Commissioner of Banking, Insurance, Securities & Health Administration
NM	Director of Securities Division of the Regulation and Licensing Department	vı	Administrator
NV	Administrator	wa	Director of the Department of Financial Institutions
NY	Secretary of State	wi	Division of Securities in the Department of Financial Institutions
ОН	Secretary of State	wv	Commissioner
<u>√</u> ок	Securities Administrator	wy	Secretary of State
Dated this	day of January, 2007		

OLD SECOND REALTY, LLC, a Delaware limited liability company

By: Robin Hodgson, Secretary

CORPORATE/LLC ACKNOWLEDGMENT

State or Province of
On this 84 day of Jan , 2007 before me the undersigned officer personally appeared Robin Hodgron known personally to make he had Source for
the undersigned officer, personally appeared Robin Hodgson known personally to me to be the Secretary of the
above named limited liability company and acknowledged that she, as an officer being authorized so to do,
executed the foregoing instrument for the purposes therein contained, by signing the name of the limited
liability company by herself as an officer.
IN WITNESS WHEREOF I have hereunto set my hand and official seal.
Shirt Contra
"OFFICIAL SEAL" Shirley Cantrell Notary Public, State of Illinois My Commission Expires June 15, 2009
INDIVIDUAL OR PARTNERSHIP ACKNOWLEDGMENT
State or Province of) County of) ss.
On thisday of, 20, before me,,
the undersigned officer, personally appeared to me personally
known and known to me to be the same person(s) whose name(s) is (are) signed to the foregoing
instrument, and acknowledged the execution thereof for the uses and purposes therein set forth.
In WITNESS WHEREOF I have hereunto set my hand and official seal.
Notary Public/Commissioner of Oaths
My Commission Expires
(SEAL)

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